



NRA Tax Rebate Program

The NRA Tax Rebate Program is a way to receive a five-year rebate on a portion of the increased taxes actually paid, as a result of new construction or rehabilitation projects located within the Neighborhood Revitalization Area (NRA) boundaries.

The NRA Tax Rebate Program is available for owners of single-family dwellings, multi-family dwellings, or commercial/industrial properties.

Tax rebates apply to increased taxes actually paid on the improved value of a property and do not apply to existing property taxes.



*Sedgwick County...
working for you*

**wichita.gov/neighborhoods
nrataxrebate@wichita.gov**

Program Information

Tax incentives are a valuable tool for residential and commercial revitalization. New infill construction, as well as rehabilitation of existing residential and commercial properties, produces benefits not only to the immediate neighborhood, but to the entire community.

Prior to beginning the project, the owner shall apply for a building permit and **attach a copy to the application**. Property owners planning improvement projects may submit an application to the City Manager's Office. **The application must be submitted within 180 days of the issuance of the building permit.**

The application details the property type, stipulates the type of improvement to be made including a timeline for completion and asks for any supporting documents appropriate for the type of application.

At the customary time, the County Treasurer shall mail tax statements based on the new appraised value. The tax rebate procedure will commence **once all property taxes are paid in full**. Only a portion of the increase in taxes will be rebated less any applicable administrative fees. The County Treasurer will perform the calculation of the final rebate amount based on the actual appraised value.

The City will process applications as they are submitted with no monthly or quarterly deadlines. **Applications are available online at wichita.gov/neighborhoods, in the Office of Central Inspection, 7th floor or in the City Manager's Office, 13th floor, City Hall at 455 North Main or by emailing nrataxrebate@wichita.gov**

Eligibility Requirements

- Construction of an improvement must have begun not more than 180 days prior to the application date and located within the Neighborhood Revitalization Area (a full size map can be found at wichita.gov/neighborhoods).
- The MINIMUM investment is \$10,000 for single-residential property, as determined by the building permit value.

Category	Length of Rebate	Max. Building Permit Value**
Single-Family Home	5 years	no limit
Multi-Family Dwelling	5 years	\$500,000
Commercial	5 years	\$250,000
Historic Property*	5 years	no limit
*Properties listed on the national, Kansas or local historical register or located within a designated historic district are eligible.		
** The maximum value used to calculate the rebate amount.		

- The MINIMUM investment is \$10,000 for non-residential property and Multi-Family, as determined by the building permit value. The MAXIMUM rebate is determined based on the maximum building permit value of \$500,000 for Multi-Family and \$250,000 for commercial/industrial.
- Properties listed on the national, Kansas or local historical register or located within a designated historic district are eligible for a higher rebate.
- The improvements must conform to the City of Wichita's Comprehensive Land Use and Zoning Ordinance in effect at the time the improvements are made.
- The new, as well as existing improvements on the property must conform to all applicable codes, rules, laws, ordinances and regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated.
- **Any property that is delinquent in any tax payment or special assessment is not eligible for any current or future rebate.**
- Tax rebates for multi-year projects shall be one-time rebates unless the applicant secures prior written approval of a phased plan.

- **The following improvements are not eligible for a tax rebate:**
 - Surface parking lots except as an accessory to a contiguous improvement
 - Railroads and utilities
 - Swimming pools, gazebos, new unattached garages and workshops. Rehabilitation of existing unattached garages (including accessory apartments) are eligible for rebates.
 - Mini warehouses
 - All property within a Tax Increment Financing District
 - Conversion of single family to multi-family housing units
 - Mobile homes
 - Any property located outside of USD #259
 - Any property which has or will receive IRB financing and/or a tax abatement

Application Procedure

1. The applicant shall obtain an Application for Tax Rebate at:
 - wichita.gov/neighborhoods or
 - in the Office of Central Inspection, 7th floor City Hall at 455 North Main or
 - in the City Manager's Office, 13th floor, City Hall at 455 North Main or
 - by emailing nrtaxrebate@wichita.gov

The applicant shall complete and sign Part I of the application and file the original with the City Manager's Office **within one hundred eighty (180) days of issuance of the building permit. A valid copy of the building permit must be attached to the application.**
2. The City Manager's Office, shall determine if the taxes and special assessments are current. The City Manager's Office shall notify the applicant of receipt of the completed application and/ or any further information required and request a **Vendor Registration Form** (the paperwork required for an individual or company to be paid by the City) be completed either by email or mail.
3. The applicant shall certify that the improvement project is complete by contacting the City Manager's Office at 316-268-4351 or emailing nrtaxrebate@wichita.gov. In order for the applicant to receive a rebate of current year taxes, the improvement project should be completed no later than December 31 of the prior year.
4. The Appraiser's Office shall conduct an on-site inspection of the construction/ rehabilitation project and determine the base value and new valuation of the real estate.
5. Upon payment of the real estate tax for the subject property for the initial and each succeeding tax year extending through the specified rebate period, a tax rebate shall be made to the applicant less applicable administrative fees as specified in the Inter-local Agreements. The tax rebate shall be made by the City of Wichita through the Neighborhood Revitalization Fund established in conjunction with Sedgwick County.

Following is a sample timeline for application/ project completion and Tax Rebate payment. This is only a sample to give applicants an idea of the process. Rebate payment date is determined when all funds (City and County) are received.



Checklist

- ☐ Property is located within the NRA Boundary(see map at wichita.gov/neighborhoods)
- ☐ Building permit obtained
- ☐ Application submitted to City Manager's Office within 180 days of building permit date
- ☐ If applicable, submitted proof of Historic Register or Historic District with application
- ☐ Notified City Manager's office at 316-268-4351 or nrtaxrebate@wichita.gov of construction completion.
- ☐ Completed a Vendor Registration Form and sent it to the City Manager's Office by mail or email.



**APPLICATION FOR TAX REBATE UNDER THE CITY OF WICHITA
NEIGHBORHOOD REVITALIZATION PROGRAM**

1-4-2011

(Please Print or Type)



PART 1- CONTACT AND PROPERTY INFORMATION

OWNER'S NAME _____ DAYTIME PHONE NO. _____
OWNER'S MAILING ADDRESS _____ ZIP CODE _____
ALTERNATE PHONE # _____ EMAIL _____
PROPERTY ADDRESS _____ ZIP CODE _____
SCHOOL DIST. NO. _____ PARCEL IDENTIFICATION NUMBER _____
LEGAL DESCRIPTION _____

(Take Parcel ID number and legal description from your tax statement or call the County Clerk's Office)

PROPERTY USE (Check two)

☐ RESIDENTIAL ☐ NON-RESIDENTIAL

☐ RENTAL ☐ OWNER OCCUPIED

IS PROPERTY LISTED ON HISTORICAL
REGISTER OR IN A HISTORIC DISTRICT?

☐ NO ☐ YES (Attach proof)

PART 2--PROPOSED IMPROVEMENTS

(Be specific and use additional sheets if necessary)

IMPROVEMENTS	BUILDING PERMIT VALUE
_____	\$ _____
_____	\$ _____

TOTAL BUILDING PERMIT VALUE \$ _____

PROJECTED DATE OF COMPLETION _____ ☐ ACTUAL ☐ ESTIMATED

LIST BUILDINGS TO BE DEMOLISHED _____

IF DEMOLISHING A RESIDENTIAL STRUCTURE, COMPLETE THE FOLLOWING:

NUMBER OF DWELLING UNITS _____

(LIST TENANTS OCCUPYING THE BUILDING WHEN PURCHASED, IF KNOWN OR PRESENT TENANTS)

TENANT	DATE OF OCCUPANCY
_____	_____
_____	_____
_____	_____

CONSTRUCTION TO BEGIN ON _____

WRECKING PERMIT NO. /BUILDING PERMIT NO. _____

(ATTACH COPY- MUST BE W/IN 180 DAYS OF APPLICATION DATE)

(APPLICANT'S SIGNATURE)

(DATE)